

WARRANTY DEED

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RICHARD PIERCE of Oakland, County of Kennebec and State of Maine for consideration paid, grants to DANIEL M. PIERCE and ROXANNE M. PIERCE of Belgrade Lakes, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Oakland and Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in OAKLAND and WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a one-half inch iron rebar set in the ground and marking a point on the northwesterly right of way line of the Marston Road in said Waterville, said point being the northeasterly corner of land conveyed to Judith Balbo by Deed of Distribution of Personal Representative from Janet P. Coughlin, as Personal Representative of the Estate of Katherine M. Pierce, dated October 6, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4828, Page 322; thence by the following courses and distances to wit:

1. North Sixty-two Degrees, Fifty-one Minutes, Twenty-one Seconds West (N 62° 51' 21" W) along a stone wall marking the northerly boundary of said Balbo, a distance of Four Hundred fifty and 57/100ths (450.57) feet to an iron pin marking the northwesterly corner of said Balbo and the Oakland Town Line; thence
2. North Sixty-two Degrees, Fifty-one Minutes, Twenty-one Seconds West (N 62° 51' 21" W) along the northerly line of premises conveyed to Judith Balbo and John T. Balbo by Deed of Sale by Personal Representative from Janet Coughlin, as Personal Representative of the Estate of Katherine M. Pierce and as Personal Representative of the Estate of J. Hobart Pierce, dated October 6, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4828, Page 325 a distance of Three Hundred Ninety-five and 87/100ths (395.87) feet to a drill hole chiseled in a rock at the northwest corner of premises described in Book 4828, Page 325; thence
3. South Twenty-eight Degrees, Thirty-five Minutes, Forty-three seconds West (S 28° 35' 43" W) along the westerly line of said Balbo as described in Book 4828, Page 325 a distance of One Hundred fourteen and 69/100ths (114.69) feet to an iron rod set for a corner; thence
4. North Seventy-seven Degrees, Fifty-five Minutes, Fifty-nine Seconds West (N 77° 55' 59" W) along the northerly boundary of land conveyed to John T. Balbo et al. by deed recorded in Book 2176, Page 154, a distance of Eight Hundred Sixty-seven and 32/100ths (867.32) feet to a "x" chiseled on a rock, said point marking the northwesterly corner of said Balbo and being located on the easterly line of land conveyed to Michael B. Dorval et al by deed recorded in Book 3124, Page 123; thence
5. North Twenty-seven Degrees, Thirty-two Minutes, Forty-two Seconds East (N 27° 32' 42" E) along the easterly boundary of said Dorval a distance of Seven Hundred Nineteen and 62/100ths (719.62') to an iron pin set; thence
6. North Twenty-five Degrees, Thirty-eight Minutes, Fifty-eight Seconds East (N 25° 38' 58" E) along the easterly

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boundary of said Dorval a distance of Three Hundred Fourteen and 18/100ths (314.18) feet to an iron pin set, said pin marking the southwesterly corner of land conveyed to John H. Statson by deed recorded in Book 1088, Page 145; thence

7. South Sixty-three Degrees, Twelve Minutes, Forty Seconds East (S 63° 12' 40" E) along the southerly boundary of said Statson, a distance of One Thousand Two Hundred Forty-six and 57/100ths (1246.57) feet to "x" chiseled on a rock, said point is located on the westerly line of premises conveyed to J. Hobart Pierce by deed of A. Ernest Hustis recorded in the Kennebec Registry of Deeds in Book 868, Page 251; thence

8. South Twenty-seven Degrees, Forty-three Minutes, Twenty-four Seconds West (S 27° 43' 24" W) along a stone wall marking the westerly boundary of premises described in Book 868, Page 251 for a distance of Six Hundred fifty-one and 18/100ths Feet (651.18') to one-half inch iron rebar set in the ground; thence

9. South Sixty-two Degrees, Fifty-one Minutes, Twenty-one Seconds East (S 62° 51' 21" E) a distance of Four Hundred Seventy-one and 69/100ths Feet (471.69') to a one-half inch iron rebar set in the ground on the westerly sideline of the Marston Road; thence

10. South Fifty Degrees, Thirty-five Minutes, Fifty-seven Seconds West (S 50° 35' 57" W) a distance of Fifty-four and 50/100ths Feet (54.50') along the northwesterly right of way line of said Marston Road the iron rebar marking the point of beginning.

Reference is made to a survey entitled "Plan of Property Owned by Katherine Pierce and the Personal Representative of the Estate of J. Hobart Pierce," Marston Road, Oakland and Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney P.L.S. #1132, said plan dated 12/93 and recorded in the Kennebec County Registry of Deeds in File No. 94212.

All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132.

Being the same property conveyed to the grantor herein by deed of Janet Coughlin as personal representative of the Estates of J. Hobart Pierce and Katherine Pierce, to be recorded in the Kennebec Registry of Deeds.

WITNESS my hand and seal this 27th day of July, 1995.

Janet Coughlin
WITNESS

Richard Pierce
RICHARD PIERCE

THE STATE OF MAINE
Kennebec, ss.

July 29, 1995

Then personally appeared the above named RICHARD PIERCE and
acknowledged the foregoing instrument to be his free act and deed.

Before me, Dolores E. Lemon

Notary Public

SEAL

RECEIVED KENNEBEC SS.

95 AUG -3 AM 9:20

ATTEST: Norma Reed
REGISTER OF DEEDS

DOLORES E. LEMON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 1, 1998

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